

"RETAIN FOR SUBSEQUENT COUNCIL PUBLIC HEARING"



CITY CLERK DEPARTMENT
2004 APR 8 AM 9 58

**CITY OF EL PASO, TEXAS
PLANNING, RESEARCH & DEVELOPMENT DEPARTMENT**

MEMORANDUM

TO: The Honorable Mayor and City Council
Jim Martinez, Chief Administrative Officer
Patricia D. Adauto, Deputy Chief Administrative Officer
Laura Uribarri, Executive Assistant to the Mayor
Adrian Ocegueda, Executive Assistant to the Mayor

FROM: Kimberly Forsyth, Urban Planner *KLF*

SUBJECT: Council Agenda: Resolution
Public Hearing: Apr. 13, 2004

DATE: Apr. 8, 2004

The following item has been scheduled for City Council action as noted above. Relevant information is attached. If you have any questions, please contact me at 541-4631.

RESOLUTION AUTHORIZING TITO PORRAS, APPLICANT, TO SUBMIT A SPECIAL PERMIT APPLICATION FOR INFILL DEVELOPMENT OF HIS PROPERTIES LOCATED AT 2721 IDALIA, 2717 IDALIA AND 2713 IDALIA, WHICH ARE LEGALLY DESCRIBED AS LOTS 3, 4, AND 5, BLOCK F, GRANDVIEW ADDITION, EL PASO, EL PASO COUNTY, TEXAS; THAT THE LOCATION CRITERIA FOR INFILL DEVELOPMENT AS STATED IN SECTION 20.08.207.A OF THE EL PASO MUNICIPAL CODE OF TWO (2) FACTORS BE WAIVED FOR THIS APPLICATION; THAT THE APPLICANT BE REQUIRED TO SATISFY ONLY ONE (1) FACTOR; AND THAT THE PLANNING, RESEARCH & DEVELOPMENT DEPARTMENT BE AUTHORIZED TO ACCEPT AND PROCESS SUCH SPECIAL PERMIT APPLICATION. ZONE: R-5 (RESIDENTIAL) APPLICANT: TITO PORRAS / REPRESENTATIVE: LUIS SARINANA, 516 ½ MAUER, EL PASO, TX 79915 (DISTRICT 2)

Office Use Only		
Mayor's Office (2 copies):	date: _____	time: _____ by: _____
Representative District 1:	date: _____	time: _____ by: _____
Representative District 2:	date: _____	time: _____ by: _____
Representative District 3:	date: _____	time: _____ by: _____
Representative District 4:	date: _____	time: _____ by: _____
Representative District 5:	date: _____	time: _____ by: _____
Representative District 6:	date: _____	time: _____ by: _____
Representative District 7:	date: _____	time: _____ by: _____
Representative District 8:	date: _____	time: _____ by: _____

C: George Sarmiento, Planning Director; Rudy Valdez, Chief Urban Planner; Fred Lopez, Urban Planner; Esther Guerrero, Planning Tech.; Lisa A. Elizondo, City Attorney; Theresa Cullen-Garney, Deputy City Atty.; Matt Watson, Assistant City Atty.

RESOLUTION

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

THAT Tito Porras, Applicant, be authorized to submit a special permit application for infill development of his properties located at 2721 Idalia, 2717 Idalia and 2713 Idalia, which are legally described as *Lots 3, 4, and 5, Block F, Grandview Addition, El Paso, El Paso County, Texas*; that the location criteria for infill development as stated in Section 20.08.207.A of the El Paso Municipal Code requiring two (2) factors be waived for this application and that the applicant be required to satisfy only one (1) factor; and that the Planning, Research & Development Department be authorized to accept and process such special permit application.

PASSED AND APPROVED this 13th day of **April, 2004**.

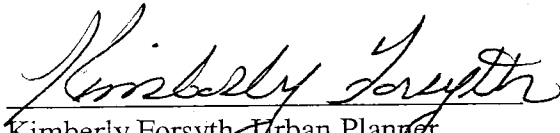
THE CITY OF EL PASO

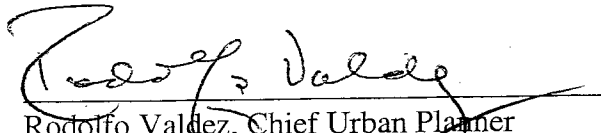
Joe Wardy, Mayor

ATTEST:

Richarda Duffy Momsen, City Clerk

APPROVED AS TO CONTENT:


Kimberly Forsyth, Urban Planner
Planning, Research & Development


Rodolfo Valdez, Chief Urban Planner
Planning, Research & Development



PLANNING, RESEARCH AND DEVELOPMENT DEPARTMENT

MEMORANDUM

DATE: April 8, 2004

TO: The Honorable Mayor and City Council
Jim Martinez, Chief Administrative Officer
Patricia D. Adauto, Deputy Chief Administrative Officer
Laura Uribarri, Executive Assistant to the Mayor
Adrian Ocegueda, Executive Assistant to the Mayor

FROM: Kimberly Forsyth, Urban Planner *KLF*

SUBJECT: Waiver of 2-factor requirement to submit infill special permit application
LOCATION: 2721, 2717 & 2713 Idalia (District 2)
PROPOSED USE: Duplexes
ZONE: R-5 (Residential)

The Development Coordinating Committee (DCC), on March 31, 2004, voted unanimously to recommend APPROVAL of waiving the two (2) factor requirement stated in Section 20.08.207.A (Location Criteria) to submit a special permit application for proposed infill development and to require only one (1) factor for the properties listed above.

The applicant had conducted an investigation of the location criteria and found that these properties only met one factor, "an older neighborhood of the City defined as a legally recorded and developed subdivision for at least 30 years."

The waiver will allow the applicant to submit the application, which will be subsequently reviewed for conformance with additional criteria stated in the ordinance and the Plan for El Paso.

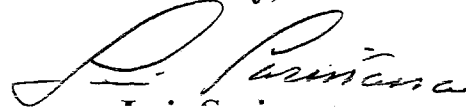
Planning Department
2 Civic Center Plaza
El Paso, Texas 79901

As per our meeting held on December 29, 2003 it was determined that my client, Tito Porras, was not able to submit his application for a special permit under chapter 20.12 for the following properties 2713 Idalia, 2717 Idalia and 2721 Idalia. According to the amended ordinance title 20 (Zoning), my client only qualified for one factor. Therefore, I am requesting a hearing before the Development Coordinating Committee to be allowed to make a formal request to city council to waive the two (2) factor requirement prior to the submission of a special-use permit application for the property.

If you have any additional questions please don't hesitate to call me at 593-6814 house or 252-3734 cell.

Again, thank you for taking the time to meet with me and explaining the new amended ordinance title 20.

Sincerely,



Luis Sarinana

AN ORDINANCE AMENDING TITLE 20 (ZONING) OF THE EL PASO MUNICIPAL CODE, BY ADDING INFILL DEVELOPMENT AS A USE PERMITTED BY SPECIAL PERMIT IN CHAPTERS 20.12 (R-1, R-2, R-2A, R-3 AND R-3A RESIDENTIAL DISTRICTS), 20.14 (R-4 AND R-5 RESIDENTIAL DISTRICTS), 20.20 (A-1 APARTMENT DISTRICT), 20.22 (A-2 APARTMENT DISTRICT), 20.24 (A-3 APARTMENT DISTRICT), 20.28 (A-O APARTMENT/OFFICE DISTRICT), 20.30 (A-3/O APARTMENT/OFFICE HIGH DENSITY DISTRICT), AND 20.32 (A-M APARTMENT AND MOBILE HOME PARK DISTRICT), AND AMENDING CHAPTER 20.08 (GENERAL DESIGN AND USE REGULATIONS) TO ADD USE RESTRICTIONS FOR AUTHORIZED INFILL DEVELOPMENT, THE PENALTY BEING AS PROVIDED IN CHAPTER 20.68 OF THE CODE.

WHEREAS, the zoning regulations of the City of El Paso have been established for the purpose of promoting the health, safety, morals and the general welfare of its citizens; and

WHEREAS, the zoning regulations have been adopted in accordance with *The Plan for El Paso*, the City's comprehensive plan; and

WHEREAS, the El Paso City Council is evaluating opportunities for managing growth with appropriate controls within the community; and

WHEREAS, it has been determined that not all problems of growth are to be solved by limiting the scope, program or location of development, but rather by encouraging the utilization of existing infrastructure through urban infill and redevelopment; and

WHEREAS, to create immediate economic activity in these older areas of the City through future urban infill efforts, a modification of the existing land use regulations is necessary to reduce the magnitude of constraints that inhibit the density and mix of uses that will allow such developments; and

WHEREAS, the El Paso City Council has requested that a modification to the zoning regulations be made to encourage infill growth as a desirable growth strategy; and

WHEREAS, the proposed regulations have been forwarded to the Development Coordinating Committee, the Building & Zoning Advisory Committee, and the City Plan Commission for review and each has recommended the adoption of the regulations as herein enumerated for infill development; and

WHEREAS, the El Paso City Council finds that the adoption of the regulations for infill development contained within the El Paso Municipal Code as herein enumerated will have no

ORDINANCE NO. _____

Approved 12/16/03

negative impact upon the public health, safety, morals and general welfare of the City, and that the zoning regulations as amended will carry out the purpose and spirit of the policies expressed in *The Plan for El Paso*,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

1. That Chapters 20.12 (R-1, R-2, R-2A, R-3 and R-3A Residential Districts), 20.14 (R-4 and R-5 (Residential Districts), 20.20 (A-1 Apartment District), 20.22 (A-2 Apartment District), 20.24 (A-3 Apartment District), 20.28 (A-O Apartment/Office District), 20.30 (A-3/O Apartment/Office High Density District), and 20.32 (A-M Apartment and Mobile Home Park District) shall be and hereby are amended by adding the following use, each under Uses permitted by special permit and reading as follows:

“Infill development conforming with Section 20.08.207;”

2. That Chapter 20.08 (General Design and Use Regulations) shall be and hereby is amended by adding Section 20.08.207 (Infill development) which shall read as follows:

Section 20.08.207 Infill Development.

The provisions of this Section apply to any property designated with an overlay designation to encourage redevelopment and infill development, the specific purposes of which are to: provide a more flexible approach to design and development of infill projects; encourage infill development by simplifying procedures for plan approval; permit the conversion or adaptive reuse of buildings and properties; encourage planning and design flexibility and innovations; create a community environment that is enhanced by a mix of residential, commercial, recreational, open space, employment and institutional uses; and assure community compatibility and an efficient use of land and public services. In order to provide incentives for private investment in these targeted areas, the following standards shall apply:

A. Location criteria. An infill development may be designated for any property on which at least two (2) of the following factors are present: the property is wholly or partially located within a designated tax increment financing district; or the property is wholly or partially located within a designated state or federal enterprise zone; or the property is wholly or partially located within an empowerment zone; or the property is wholly or partially located within a designated redevelopment area pursuant to Section 20.64.175 (Parking reductions) of this Title; or the property is located within a designated historic district; or the property and those within a three hundred (300) foot radius have an average Physical Condition Factor (PCF) rating equal to or less than 0.65 as determined by the El Paso Central Appraisal District, and is determined blighted per adopted methodology of the City to qualify areas for particular funding streams; or at least ten (10) percent of the structures within the legally recorded subdivision on which the property is situated are

abandoned or vacant; or the property is within an older neighborhood of the City, an older neighborhood of the City defined as a legally recorded and developed subdivision for at least thirty (30) years; or at least ten (10) percent of the lots or structures within the recorded subdivision on which the property is situated are subject to tax liens filed of record in the Official Records for Real Property of El Paso County. Where an infill development is able to satisfy only one (1) of the preceding factors, and upon a recommendation of the Development Coordinating Committee, an applicant shall be allowed to make a formal request to City Council to waive the two (2) factor requirement prior to the submission of a special use permit application for the property. In all instances where a waiver is requested and authorized by City Council, at least one (1) location factor shall be met. For purposes of this Section, any property with a historic designation shall be subject to the requirements and review provisions of Chapter 20.67 (Historic Landmark Preservation) of this Title, and shall not be waived by any provision of this Section.

B. Use regulations. Unless the ordinance designating the infill development provides otherwise, a proposed infill development may be approved for any use permitted in the base-zoning district in which it is located. However, the ordinance designating an infill development overlay may provide a list of principal uses, accessory uses, and prohibited uses pursuant to a specific area plan adopted by the City Council.

C. Setback provisions. The side, front and rear setback requirements of the base-zoning district on which it is located may be reduced up to 100% for an infill development as approved by City Council. Buildings should be designed to relate to and take advantage of any existing site attributes, and shall be a consideration for reduction of the setback requirements.

D. Parking. The minimum parking requirements enumerated in Chapter 20.64 (Off-Street Parking and Loading Requirements) of this Title shall be automatically reduced by fifty (50) percent for any use within a designated infill development.

E. Design. Unless otherwise approved by City Council, any construction permitted pursuant to this Section shall be designed to consistently relate to the massing and character of the surrounding properties. Consistency of massing and character shall be determined by showing that the proposed construction is compatible with the overall design features and building development of the neighborhood within which the proposed infill development is located. Design features include, but shall not be limited to, building height, architectural style, building materials, landscape, and setbacks.

F. Landscaping. The landscape standards contained within Title 20 (Zoning) of the El Paso Municipal Code shall apply to an infill development; provided, however, that the Zoning Administrator may waive wholly or partially the landscape requirement in instances where the size, configuration or topography of the site will not reasonably accommodate compliance with the standards.

G. Density. The maximum number of dwelling units per gross acre permitted in the base-zoning district may be increased up to fifty (50) percent for an infill development as approved by City Council.

H. Lots. There shall be no minimum area requirement for lots within an infill development unless otherwise provided in the ordinance designating the infill development overlay.

3. Except as herein amended, Title 20 (Zoning) of the El Paso Municipal Code shall remain in full force and effect.

PASSED AND APPROVED this 16th day of December 2003.

THE CITY OF EL PASO

Joe Wardy, Mayor

ATTEST:

Richarda D. Momsen
Municipal Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Matt Watson
Asst. City Attorney

Patricia D. Adauto, Deputy CAO
for Building & Planning Services

ORDINANCE NO. _____

Approved 12/16/03



DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT
APPLICATION FOR SPECIAL PERMIT

PROPERTY OWNER(S): TITO PORRAS

ADDRESS: 201 "A" N. CLARK ZIP CODE: 79905 PHONE: 479-5414

APPLICANT(S): TITO PORRAS

ADDRESS: 201 "A" N CLARK ZIP CODE: 79905 PHONE: 479-5414

REPRESENTATIVE(S): Luis Sarinana

ADDRESS: 516 1/2 Maves EL Paso, TX ZIP CODE: 79915 PHONE: 343-6814 ^H
252-3734 ^C

LEGAL DESCRIPTION: GRANDVIEW ADDITION, LOT 5, BLOCK F

NOTE: If legal description consists of portions of lots or blocks; or a legal subdivision has not been recorded; a written sealed metes and bounds description shall be required before this application may be accepted for processing.

STREET ADDRESS OR LOCATION OF PROPERTY: 2713 IDALIA

CITY REPRESENTATIVE DISTRICT #: 103

AREA (SQUARE FEET): 975 PRESENT ZONING: R-5

PRESENT LAND USE: VACANT

EXPLAIN WHAT IS PROPOSED AND WHY THIS SPECIAL PERMIT IS REQUIRED:

A DUPLEX AT 975 SQ. FT. AS PER SITE PLAN.

NON-CONFORMANCE OF AREA REQUIRED BY NEW ZONING ORDINANCE

PROPERTY DEVELOPED PRIOR TO 1955

SIGNATURE(S) OF OWNER(S) OF RECORD FOR THE ABOVE DESCRIBED PROPERTY:

A. W. J. Ford B. _____ C. _____

NOTE: Each item on this form shall be completed and all documentation required on the reverse side of this form shall be submitted before this application may be accepted for processing.

Cashier's Validation

Fee: \$

Accepted by: _____

****OFFICE USE ONLY****

ST# _____ RECEIVED DATE: ____/____/____ FIELD DATE: ____/____/____
DCC REVIEW DATE: ____/____/____ CPC REVIEW DATE: ____/____/____
COMMENTS/INSTRUCTIONS: _____



DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT
APPLICATION FOR SPECIAL PERMIT

PROPERTY OWNER(S): Tito Porras
ADDRESS: 201 "A" N. Clark ZIP CODE: 79905 PHONE: 479-5414
APPLICANT(S): Tito Porras
ADDRESS: 201 "A" N. Clark ZIP CODE: 79905 PHONE: 479-5414
REPRESENTATIVE(S): Luis Sarinana
ADDRESS: 516 1/2 Maver El Paso, TX ZIP CODE: 79915 PHONE: 543-6844 H
352-3734 C
LEGAL DESCRIPTION: Grandview addition, Lot 4, BLOCK F

NOTE: If legal description consists of portions of lots or blocks; or a legal subdivision has not been recorded; a written sealed metes and bounds description shall be required before this application may be accepted for processing.

STREET ADDRESS OR LOCATION OF PROPERTY: 2717 Idalia
CITY REPRESENTATIVE DISTRICT #: 103
AREA (SQUARE FEET): 975 PRESENT ZONING: R-5
PRESENT LAND USE: Vacant

EXPLAIN WHAT IS PROPOSED AND WHY THIS SPECIAL PERMIT IS REQUIRED: _____
A DUPLEX AT 975 SQ. FT. AS PER SITE PLAN.
NON-CONFORMANCE OF AREA REQUIRED BY NEW ZONING ORDINANCE.
PROPERTY DEVELOPED PRIOR TO 1955

SIGNATURE(S) OF OWNER(S) OF RECORD FOR THE ABOVE DESCRIBED PROPERTY:

A. [Signature] B. _____ C. _____

NOTE: Each item on this form shall be completed and all documentation required on the reverse side of this form shall be submitted before this application may be accepted for processing.

Cashier's Validation

Fee: \$ _____

Accepted by: _____

****OFFICE USE ONLY****

SE: _____ RECEIVED DATE: ____/____/____ FIELD DATE: ____/____/____
DCC REVIEW DATE: ____/____/____ CPC REVIEW DATE: ____/____/____
COMMENTS/INSTRUCTIONS: _____



DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT
APPLICATION FOR SPECIAL PERMIT

1. PROPERTY OWNER(S): TITO PORRAS
ADDRESS: 201 "A" N. CLARK ZIP CODE: 79905 PHONE: 479-5414
2. APPLICANT(S): TITO PORRAS
ADDRESS: 201 "A" N. CLARK ZIP CODE: 79905 PHONE: 479-5414
3. REPRESENTATIVE(S): Luis Sacinana
ADDRESS: 516 1/2 Maves El Paso, TX ZIP CODE: 79915 PHONE: 593-6814 H
252-3734 C
4. LEGAL DESCRIPTION: GRANDVIEW ADDITION, LOT 3, BLOCK F

NOTE: If legal description consists of portions of lots or blocks; or a legal subdivision has not been recorded; a written sealed metes and bounds description shall be required before this application may be accepted for processing.

STREET ADDRESS OR LOCATION OF PROPERTY: 2721 IDALIA
CITY REPRESENTATIVE DISTRICT #: 103
AREA (SQUARE FEET): 975 PRESENT ZONING: R-5
PRESENT LAND USE: VACANT

EXPLAIN WHAT IS PROPOSED AND WHY THIS SPECIAL PERMIT IS REQUIRED: _____
A DUPLEX AT 975 SQ. FT. AS PER SITE PLAN.
NON-CONFORMANCE OF AREA REQUIRED BY NEW ZONING ORDINANCE.
PROPERTY DEVELOPED PRIOR TO 1955

SIGNATURE(S) OF OWNER(S) OF RECORD FOR THE ABOVE DESCRIBED PROPERTY:

A. [Signature] B. _____ C. _____

NOTE: Each item on this form shall be completed and all documentation required on the reverse side of this form shall be submitted before this application may be accepted for processing.

Cashier's Validation
Fee: \$ _____

Accepted by: _____

****OFFICE USE ONLY****

SE _____ RECEIVED DATE: ____/____/____ FIELD DATE: ____/____/____
DCC REVIEW DATE: ____/____/____ CPC REVIEW DATE: ____/____/____
COMMENTS/INSTRUCTIONS: _____

ORDINANCE NO. _____

AN ORDINANCE GRANTING SPECIAL PERMIT NO. ZON04-00019, TO ALLOW FOR INFILL DEVELOPMENT ON A PORTION OF LOTS 6, 7 AND 8, BLOCK 25, SECOND REVISED MAP OF SUNSET HEIGHTS, EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 20.14.040 (ZONING) OF THE EL PASO MUNICIPAL CODE. THE PENALTY BEING AS PROVIDED IN CHAPTER 20.68 OF THE EL PASO MUNICIPAL CODE.

WHEREAS, **KARMA - JKS Properties, Inc.** has applied for a Special Permit under Section 20.14.040 of the El Paso Municipal Code, to allow for infill development conforming with Section 20.08.207 of the El Paso Municipal Code;

WHEREAS, a report was made to the City Plan Commission and a public hearing was held regarding such application;

WHEREAS, the City Plan Commission has recommended approval of the subject Special Permit; and

WHEREAS, the subject Special Permit has been submitted to the City Council of the City of El Paso for review and approval;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

1. That the property legally described as follows is located in an **R-4/H (Residential/Historic)** District:

A portion of Lots 6, 7 and 8, Block 25, Second Revised Map of Sunset Heights, El Paso, El Paso County, Texas, as more particularly described by metes and bounds in the attached Exhibit "A";

2. That Infill development is authorized by Special Permit in **R-4/H (Residential/Historic)** districts under Section 20.14.040 of the El Paso Municipal Code;

3. That the requirements for infill development under Section 20.14.040 have been satisfied;

4. That the City Council hereby grants a Special Permit under Section 20.14.040 of the El Paso Municipal Code, to allow for infill development on the above-described property;

5. That this Special Permit is issued subject to the development standards in the **R-4/H (Residential/Historic)** district regulations including separate approval of proposed design by the El Paso Historic Landmark Commission, and subject to the approved Site Development Plan, signed by the Applicant, the Mayor and the Executive Secretary to the City Plan Commission. A copy of this plan, is attached hereto as Exhibit "B" and incorporated herein by reference for all purposes; and

6. That the Applicant shall sign an Agreement incorporating the requirements of this Ordinance. Such Agreement shall be signed and filed with the Zoning Administrator and the Executive Secretary of the City Plan Commission before building permits are issued; and

7. That if the Applicant fails to comply with any of the requirements of this Ordinance, **Special Permit No. ZON04-00019** shall automatically terminate, and construction shall stop or occupancy shall be discontinued, until any such violation ceases.

PASSED AND APPROVED this 4th day of May, 2004.

THE CITY OF EL PASO

Joe Wardy
Mayor

ATTEST:

Richarda Duffy Momsen
City Clerk

APPROVED AS TO CONTENT:

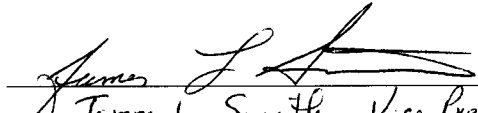
Fred Lopez, Zoning Coordinator
Planning, Research & Development

Rodolfo Valdez, Chief Urban Planner
Planning, Research & Development

AGREEMENT

KARMA - JKS Properties, Inc., the Applicant referred to in the above Ordinance, hereby agrees to develop the above-described property in accordance with the approved Site Development Plan and in accordance with the standards identified in the **R-4/H (Residential/Historic)** District regulations, and subject to all other requirements set forth in this Ordinance.

EXECUTED this 8TH day of APRIL, 2004.

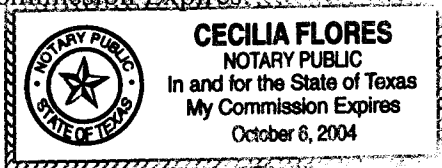
By: 
James L. Smith, Vice President
(name/title)

Acknowledgment

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument is acknowledged before me on this 8TH day of APRIL, 2004, by JAMES L. SMITH as VICE PRESIDENT, on behalf of **KARMA - JKS Properties, Inc.**, as Applicant.

My Commission Expires:





Notary Public, State of Texas
Notary's Printed or Typed Name:

Exhibit "A"

419 Fewel Street
El Paso, TX 79902

PROPERTY DESCRIPTION

Being the central 40.04 feet of Lot 6 and the East 40 feet of the North 20 feet of Lot 6, the East 80.04 feet of Lot 7 and the East 80.04 feet of the South 5.00 feet of Lot 8, Block 25, Second Revised Map Of Sunset Heights, an addition to the City of El Paso, El Paso County, Texas, according to the plat thereof, recorded in volume 10, page 47, plat records of El Paso County, Texas and being more particularly described as follows:

COMMENCING at a city monument located in the centerline intersection of Prospect Avenue and Miramon Street; THENCE, with the centerline of Prospect Avenue South $54^{\circ}18'00''$ East a distance of 213.02 feet; THENCE, leaving said centerline South $35^{\circ}42'00''$ West a distance of 30.00 feet to a $3/4''$ pinched pipe found on the south right-of-way of Prospect Avenue; THENCE, South $26^{\circ}04'00''$ West a distance of 84.29 feet to a $5/8''$ rebar w/cap set, the northwest corner of the herein described tract of land and the POINT OF BEGINNING;

THENCE, South $63^{\circ}56'00''$ East a distance of 80.04 feet to a $5/8''$ rebar w/cap set on the west right-of-way of Fewel Street (60' right-of-way);

THENCE, with said right-of-way South $26^{\circ}04'00''$ West a distance of 49.48 feet to a $5/8''$ rebar found;

THENCE, leaving said right-of-way North $63^{\circ}56'00''$ West a distance of 40.00 feet to a chiseled "x" set in concrete;

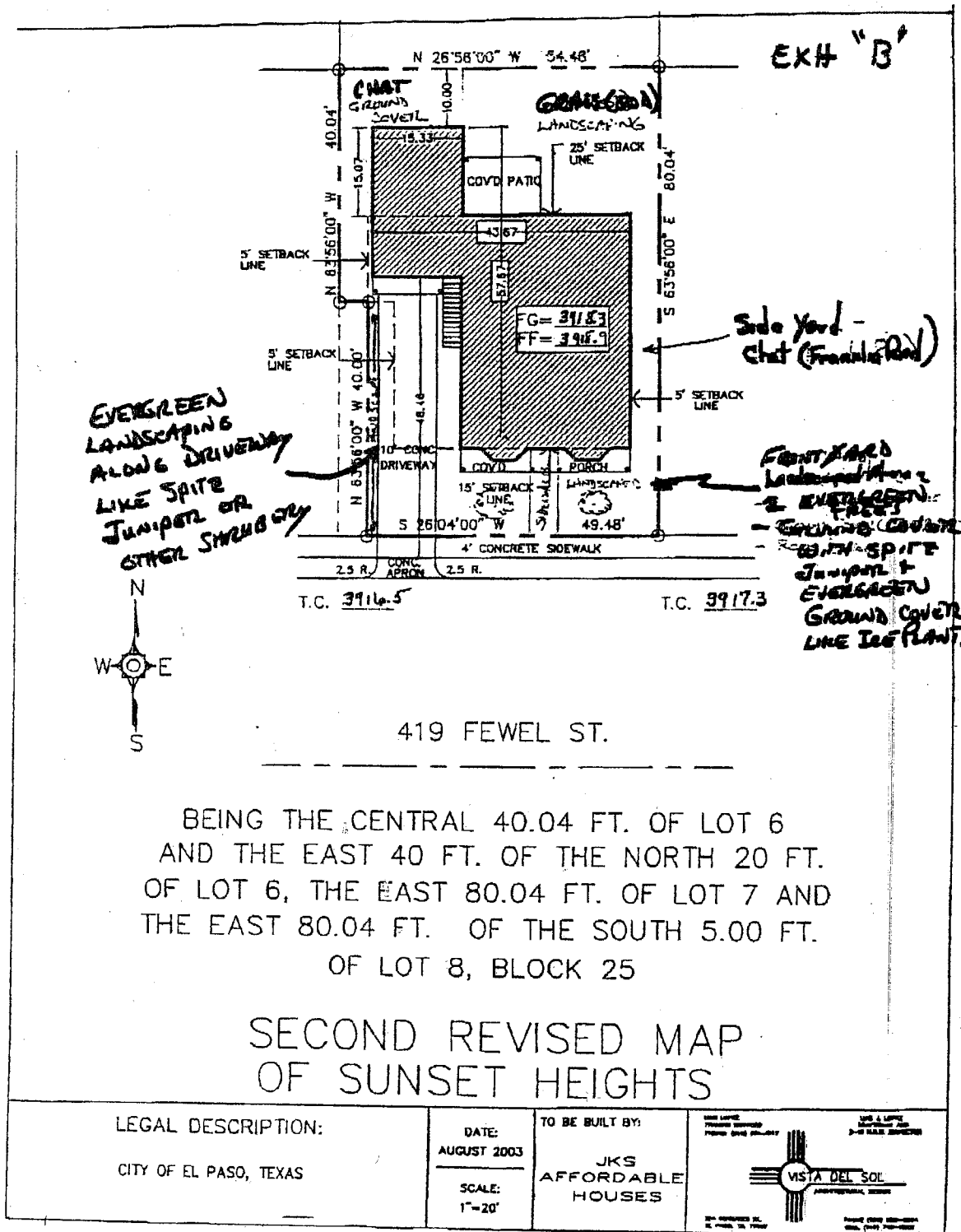
THENCE, South $26^{\circ}04'00''$ West a distance of 5.00 feet to chiseled "x" found in concrete;

THENCE, North $63^{\circ}56'00''$ West a distance of 40.04 feet to a $5/8''$ rebar found;

THENCE, North $26^{\circ}04'00''$ East a distance of 54.48 feet to the POINT OF BEGINNING containing 0.096 acres or 4,160 square feet.

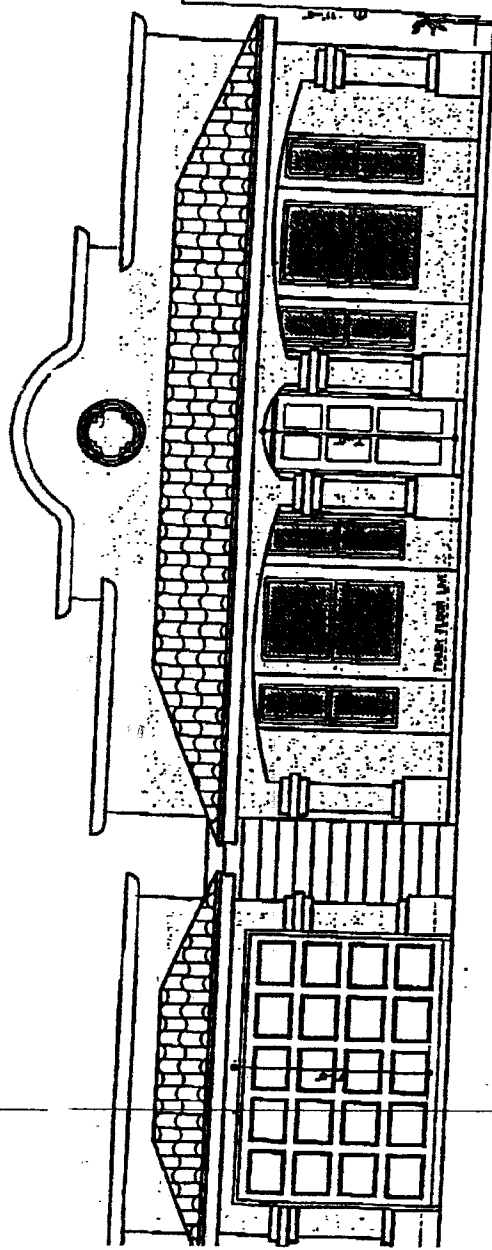
KISTENMACHER ENGINEERING COMPANY, INC.
1420 GERONIMO DRIVE, SUITE A-2
EL PASO, TEXAS 79925
(915) 778-4476

July 11, 2003



DETAILED SITE DEVELOPMENT PLAN APPROVED BY CITY COUNCIL	
DATE	
APPLICANT	
EXECUTIVE SECRETARY CITY PLAN COMMISSION	
MAYOR	

Exhibit "B"



FRONT ELEVATION

SCALE: 1/4"=1'-0"

DETAILED SITE DEVELOPMENT
PLAN APPROVED BY CITY COUNCIL

DATE

APPLICANT

Robert J. J. J.
EXECUTIVE SECRETARY
CITY PLAN COMMISSION

MAYOR

20004-0001A (2nd Revised)

